

TITLE 9
PLANNED UNIT DEVELOPMENTS

SUBTITLE 1. OVERVIEW; GENERAL REQUIREMENTS

PART I. OVERVIEW

§ 9-101. Design.

(a) *Unitary plan of development.*

Planned Unit Developments are intended to encourage the best possible design of building forms and site planning under a unitary development plan that, in accordance with this title, establishes:

- (1) land uses;
- (2) distances between buildings;
- (3) allocations for open space;
- (4) on-site parking;
- (5) density limitations per acre;
- (6) periphery setbacks;
- (7) floor area ratio;
- (8) land coverage;
- (9) land use relationships with adjoining areas; and
- (10) all other applicable specifications.

(b) *Benefits.*

Unitary control over an entire development, rather than lot-by-lot regulation, will produce a well-designed development that will have a beneficial effect on the health, security, general welfare, and morals of the City and the neighboring areas.

§ 9-102. Regulatory intent.

(a) *In general.*

The regulations established in this title are intended to permit and encourage sound and imaginative development.

(b) *Standards.*

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Specific, additional standards are established by this title to:

- (1) insure that a Planned Unit Development conforms to the character and nature of the district in which it is located;
- (2) achieve maximum coordination between the Planned Unit Development and neighboring land uses;
- (3) promote the intent and purposes of this article; and
- (4) encourage the most appropriate use of land within the area of the Planned Unit Development.

(c) *Development Plan.*

In addition to the other requirements of this title, the design features and standards of development within a Planned Unit Development must conform to a detailed Development Plan that has been approved by ordinance of the Mayor and City Council.

§§ 9-103 to 9-104. {Reserved}

PART II. APPLICATION FOR APPROVAL

§ 9-105. Initiation of process.

(a) *Preliminary conference.*

Before submitting an application for approval of a Planned Unit Development, the owner or developer must:

- (1) hold a preliminary conference with the Planning Commission or its designated representative to review the scope and nature of the proposed Planned Unit Development; and
- (2) prepare a detailed Development Plan in accordance with this title.

(b) *Initiation by Commission for certain areas.*

For any area of potential land use development that is located within 2,000 feet of a rapid transit station or interchange, the Planning Commission itself may recommend the area as a Planned Unit Development and initiate a detailed Development Plan in accordance with this title.

§ 9-106. Submission to City Council.

(a) *In general.*

After the preliminary conference, the applicant must submit to the City Council a formal application for approval of the Development Plan.

(b) *Form.*

The application must be in the form of a proposed ordinance of the Mayor and City Council of Baltimore, containing the information and accompanied by the documents that the City Council requires.

§ 9-107. Development Plan.

The Development Plan accompanying the application must include, at a minimum:

- (1) an accurate topographic and boundary line map of the project area;
- (2) a location map showing the relationship of the project area to surrounding properties;
- (3) the pattern and intended design standards of existing and proposed roads, driveways, and parking facilities, whether public or private;
- (4) the use, type, size, arrangement, and location of existing and proposed lots, structures, and building groups;
- (5) the location, type, and size of existing and proposed landscaping;
- (6) architectural drawings and sketches that illustrate the design and character of proposed structures;
- (7) the location of existing and proposed sewer and water facilities;
- (8) existing topography and storm drainage pattern;
- (9) proposed storm drainage system showing basic topographic changes;
- (10) the location of:
 - (i) recreational and open space areas and areas reserved or dedicated for public uses, such as school and park sites; and
 - (ii) any open space to be owned and maintained by a property owners' association.
- (11) statistical data on:
 - (i) the total size of the project area;
 - (ii) density computations;
 - (iii) the proposed number of residential units, by type; and
 - (iv) any other similar factors pertinent to a comprehensive evaluation of the proposed Planned Unit Development;

(12) a copy of:

- (i) the intended organizational structure of and governing documents for any property owners' association;
- (ii) all existing and proposed protective covenants; and
- (iii) all maintenance and service provisions; and

(13) a detailed time schedule for the start and completion of the Planned Unit Development.

§§ 9-108 to 9-109. *{Reserved}*

PART III. REVIEW AND APPROVAL

§ 9-110. In general.

The City Council may authorize the Planned Unit Development and approve the Development Plan in accordance with the procedures, guides, and standards of this title and of Title 14 {"Conditional Uses"} and Title 16 {"Legislative Authorizations"} of this article.

§ 9-111. Agency reviews.

(a) *Referrals.*

On introduction of a bill proposing a Planned Unit Development, the City Council must refer the bill for review by the Board, the Planning Commission, and other agencies as provided in Title 16 {"Legislative Authorizations"} of this article.

(b) *Reports and recommendations.*

The agencies to which a bill has been referred must submit their reports and recommendations to the City Council as provided in Title 16 {"Legislative Authorizations"} of this article.

§ 9-112. Governing standards.

(a) *In general.*

In reviewing the proposal, the agencies to which a bill is referred must consider:

- (1) the standards in Title 14 {"Conditional Uses"} of this article governing conditional uses;
and
- (2) in addition, whether:
 - (i) the plans for the Planned Unit Development are in general conformance with:
 - (A) all elements of the Master Plan; and

(B) the character and nature of existing and contemplated development in the vicinity of the proposed Planned Unit Development;

(ii) the Planned Unit Development will preserve unusual topographic or natural features of the land;

(iii) the design of the Planned Unit Development will best utilize and be compatible with the topography of the land;

(iv) the physical characteristics of the Planned Unit Development will adversely affect:

(A) future development or the value of undeveloped neighboring areas; or

(B) the use, maintenance, or value of neighboring areas already developed;

(v) with respect to availability of light, air, open space, and street access, the Planned Unit Development will secure for its residents and neighboring residents substantially the same benefits as would be provided by application of the basic district regulations;

(vi) with respect to fire, health hazards, and other dangers, the Planned Unit Development will secure for its residents and neighboring residents substantially the same protection as would be provided by application of the basic district regulations; and

(vii) the Planned Unit Development will permit design features that would not be possible by application of the basic district regulations.

(b) *Use regulations.*

The uses that would be allowed under this title but not under the basic regulations governing the underlying district in which they are located:

(1) must be necessary or desirable for and appropriate to the primary purpose of the Planned Unit Development; and

(2) may not be of a nature, or so located, as to adversely affect the surrounding neighborhood.

(c) *Bulk regulations.*

The application of bulk regulations under this title, which are expressed in terms of overall density for the entire Planned Unit Development rather than on a lot-by-lot basis, should result in overall development that is no less beneficial to the residents than would be obtained by application of the basic regulations for the underlying district.

§ 9-113. Action by City Council.

(a) *Options.*

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After it receives the reports and recommendations of the Board and the Planning Commission, or on failure of either to report within the time specified in § 16-302 {“Agency reports and recommendations”} of this article, the City Council may:

- (1) approve or disapprove the Development Plan as submitted;
- (2) grant conditional approval; or
- (3) require that the applicant modify the Development Plan before approval.

(b) *Approval to be in form of ordinance.*

The City Council’s approval must be in the form of an ordinance of the Mayor and City Council of Baltimore.

§§ 9-114 to 9-115. {Reserved}

PART IV. ADMINISTRATION AND ENFORCEMENT

§ 9-116. Zoning maps and files.

(a) *Map delineations.*

The Zoning Administrator must delineate and designate approved Planned Unit Developments on the official zoning maps, for informational and reference purposes.

(b) *Files.*

The Zoning Administrator must keep a file, available for public inspection, for each Planned Unit Development. The file must contain a record of the approved Development Plan and all related matters.

§ 9-117. Ordinance and Plan as binding agreement.

The ordinance and approved Development Plan constitute a binding agreement by the owner and developer that it will proceed with the development in strict accordance with the approved Plan, including the detailed time schedule contained in the Plan.

§ 9-118. Modifications or deviations.

(a) *New application required.*

Except as specified in this section, every modification of or deviation from an approved Development Plan must be processed and approved under this title as a new application.

(b) *Changes to other allowed uses.*

The Board may authorize changes of use to other uses if those other uses are otherwise allowed as permitted uses or as Board-approved conditional uses in the underlying district in which the Planned Unit Development is located.

(c) *Minor modifications — design features; interiors.*

(1) The Planning Commission may authorize minor modifications that:

- (i) are limited to design features and interior planning; and
- (ii) do not include any change in the applicable density or bulk regulations.

(2) The Planning Commission may determine what constitutes a “minor modification” for purposes of this subsection.

(d) *Minor modifications — time schedule.*

On a showing of reasonable cause by the applicant, the Board may authorize an extension of or minor modification in the Plan’s detailed time schedule.

(e) *Form of requests and approvals.*

(1) All requests for authorizations under subsection (b), (c), or (d) of this section must be in writing.

(2) All authorizations under those subsections must be in the form of a written order, with copies to the Zoning Administrator and, for Board authorizations, to the Planning Commission.

§ 9-119. Enforcement.

(a) *Noncompliance cause for cancellation.*

Failure to comply with the requirements set by or under authority of this title is cause for canceling the Planned Unit Development and Development Plan.

(b) *Notice.*

The Zoning Administrator must provide the owner or developer at least 15 days’ notice to appear before the Zoning Administrator and answer to any charge of noncompliance.

(c) *Action by Administrator.*

If the Zoning Administrator finds the charges to be substantiated, and if the situation is not satisfactorily adjusted within a specified period set by the Zoning Administrator, the Zoning Administrator may:

- (1) order cancellation of the Planned Unit Development and Development Plan; and
- (2) take any other action that is appropriate.

§§ 9-120 to 9-121. {Reserved}

PART V. UNIFORM REGULATIONS

§ 9-122. Yards.

In a Planned Unit Development, the basic yard requirements for the underlying district may be reduced to the extent specifically provided in the approved Development Plan.

§ 9-123. Building height and floor area ratio.

(a) *Height requirements.*

In a Planned Unit Development, the basic building height limitations for the underlying district may be increased to the extent specifically provided in the approved Development Plan.

(b) *Floor area ratio — in general.*

(1) The floor area ratio requirements of the underlying district apply to the entire Planned Unit Development and not to the specific uses, lots, or structures located within the Planned Unit Development.

(2) For this purpose, the computation:

(i) includes:

(A) the entire land area within the boundaries of a site; and

(B) all fountains, reflecting pools, lakes, and similar water areas; but

(ii) excludes the land area required or proposed for public rights-of-way.

(c) *Floor area ratio — gross density premiums.*

Qualification under this title for a gross density premium increases the maximum floor area ratio by an equal percentage.

§ 9-124. Off-street parking.

Off-street parking in a Planned Unit Development must be provided in accordance with the requirements of Title 10 {“Off-Street Parking Regulations”} of this article, as they apply to the underlying district.

§ 9-125. Signs.

Signs in a Planned Unit Development must comply with the requirements of Title 11 {“Sign Regulations”} of this article, as they apply to the underlying district.

§ 9-126. Performance standards in Business and Industrial Developments.

Uses in a Business or Industrial Planned Unit Development must comply with the performance standards of Title 12 {"Performance Standards"} of this article, as they apply to the underlying district.

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SUBTITLE 2. RESIDENTIAL PLANNED UNIT DEVELOPMENTS

PART I. USE REGULATIONS

§ 9-201. In general.

For an approved Planned Unit Development located in a Residence District, the uses allowed are as specified in this Part I, subject to the general provisions of Title 3 {“General Rules”} of this article.

§ 9-202. Uses of underlying district.

(a) *Uses permitted in district.*

All uses specified as permitted uses in the underlying district are allowed in a Residential Planned Unit Development.

(b) *Certain dwellings.*

In a Residential District in which single-family detached dwellings are permitted uses, single-family attached, single-family semi-detached, and multiple-family detached dwellings are also allowed to the extent specifically provided in the approved Development Plan.

(c) *Uses conditional in district.*

Uses specified as conditional uses in the underlying district are allowed in a Residential Planned Unit Development to the extent specifically provided in the approved Development Plan.

§ 9-203. Uses of O-R, B-1, B-2, and M-1 Districts.

Uses specified as permitted or conditional uses in O-R, B-1, B-2, and M-1 Districts are allowed in a Residential Planned Unit Development to the extent specifically provided in the approved Development Plan.

§ 9-204. Uses in Urban Renewal Area.

If the Planned Unit Development is located in an Urban Renewal Area, uses allowed under this subtitle but disallowed by the governing Urban Renewal Plan are allowed in the Planned Unit Development to the extent specifically provided in the approved Development Plan.

§§ 9-205 to 9-206. {Reserved}

PART II. BULK REGULATIONS

§ 9-207. In general.

For an approved Planned Unit Development located in a Residence District, the bulk regulation requirements are as specified in this Part II, subject to the general provisions of Title 3 {“General Rules”} of this article.

§ 9-208. Area and coverage.*(a) Minimum area.*

(1) In R-1 through R-5 Districts, a Planned Unit Development must contain at least 5 acres.

(2) In R-6 through R-10 Districts, a Planned Unit Development must contain at least 2 acres.

(b) Lot coverage.

The basic lot coverage maximums for the underlying district may be increased to the extent specifically provided in the approved Development Plan.

§ 9-209. Gross density.*(a) In general.*

(1) In R-8, R-9, and R-10 Districts, dwelling units are computed for purposes of this section as follows:

(i) 1 efficiency unit counts as 0.67 of a dwelling unit; and

(ii) 1 rooming unit counts as 0.5 of a dwelling unit.

(2) The aggregate number of dwellings units in a Residential Planned Unit Development may not exceed the following:

<i>District</i>	<i>Dwelling Units per Acre</i>
R-1 District	6
R-1A District	3
R-1B District	2
R-2 District	6
R-3 District	9
R-4 District	9
R-5 District	17
R-6 District	29
R-7 District	40
R-8 District	58
R-9 District	79
R-10 District	218

(b) Housing for elderly.

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For housing for the elderly, the density regulations established for the underlying district apply.

(c) *Development encompassing 2 or more Residence Districts.*

Where 2 or more Residence Districts are included in a Planned Unit Development, dwelling units may be located without regard to district boundary lines, as long as the overall density does not exceed the aggregate density allowable for all the districts.

§ 9-210. Gross density premiums.

(a) *In general.*

To the extent specifically provided in the approved Development Plan, the maximum gross densities specified in § 9-209 {"Gross density"} of this subtitle may be increased by up to 25% in accordance with one or more of the following subsections.

(b) *Near park land.*

For a Residential Planned Unit Development that is adjacent to a public park of at least 15 acres, a premium may be added of up to 10%.

(c) *Near rapid transit.*

For a Residential Planned Unit Development that is within 1/8 mile of a rapid transit station facility or interchange, a premium may be added of up to 5%.

(d) *With dedicated recreational and educational sites.*

For a Residential Planned Unit Development that has dedicated public recreational and educational sites, as recommended in the Master Plan, a premium may be added that is equal to the number of dwelling units that would otherwise have been permitted on the land so dedicated.

(e) *With unique design features.*

For a Residential Planned Unit Development that provides unique design features requiring unusually high development costs and achieving an especially attractive and stable development, a premium may be added of up to 5%.

(f) *Open space in certain districts.*

In R-7, R-8, R-9, and R-10 Districts, for a Residential Planned Unit Development that provides at grade permanent open space developed for recreational use, terraces, sculptures, reflecting pools, fountains, and similar uses, a premium may be added of a percentage equal to 2 times the percentage of the Planned Unit Development so devoted to permanent open space uses.

SUBTITLE 3. OFFICE-RESIDENTIAL PLANNED UNIT DEVELOPMENTS

PART I. USE REGULATIONS

§ 9-301. In general.

For an approved Planned Unit Development located in an Office-Residence District, the uses allowed are as specified in this Part I, subject to the general provisions of Title 3 {“General Rules”} of this article.

§ 9-302. Uses of underlying district.

(a) Uses permitted in district.

All uses specified as permitted uses in the underlying district are allowed in an Office-Residential Planned Unit Development.

(b) Uses conditional in district.

Uses specified as conditional uses in the underlying district are allowed in an Office-Residential Planned Unit Development to the extent specifically provided in the approved Development Plan.

§ 9-303. Uses of B-1, B-2, and M-1 Districts.

Uses specified as permitted or conditional uses in B-1, B-2, and M-1 Districts are allowed in an Office-Residential Planned Unit Development to the extent specifically provided in the approved Development Plan.

§ 9-304. Uses in Urban Renewal Area.

If the Planned Unit Development is located in an Urban Renewal Area, uses allowed under this subtitle but disallowed by the governing Urban Renewal Plan are allowed in the Planned Unit Development to the extent specifically provided in the approved Development Plan.

§§ 9-305 to 9-306. {Reserved}

PART II. BULK REGULATIONS

§ 9-307. In general.

For an approved Planned Unit Development located in an Office-Residence District, the bulk regulation requirements are as specified in this Part II, subject to the general provisions of Title 3 {“General Rules”} of this article.

§ 9-308. Area.

(a) O-R-1 Districts.

In an O-R-1 District, a Planned Unit Development must contain at least 3 acres.

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(b) *Others.*

In O-R-2, O-R-3, and O-R-4 Districts, a Planned Unit Development must contain at least 2 acres.

§ 9-309. Gross density.

(a) *In general.*

(1) In all Office-Residence Districts, dwelling units are computed for purposes of this section as follows:

(i) 1 efficiency unit counts as 0.67 of a dwelling unit; and

(ii) 1 rooming unit counts as 0.5 of a dwelling unit.

(2) The aggregate number of dwellings units in an Office-Residential Planned Unit Development may not exceed the following:

<i>District</i>	<i>Dwelling Units per Acre</i>
O-R-1 District	17
O-R-2 District	79
O-R-3 District	218
O-R-4 District	218

(b) *Housing for elderly.*

For housing for the elderly, the density regulations established for the underlying district apply.

(c) *Development encompassing 2 or more Office-Residence Districts.*

Where 2 or more Office-Residence Districts are included in a Planned Unit Development, dwelling units may be located without regard to district boundary lines, as long as the overall density does not exceed the aggregate density all the districts.

§ 9-310. Gross density premiums.

(a) *In general.*

To the extent specifically provided in the approved Development Plan, the maximum gross densities specified in § 9-309 {"Gross density"} of this subtitle may be increased by up to 25% in accordance with one or more of the following subsections.

(b) *Near park land.*

For an Office-Residential Planned Unit Development that is adjacent to a public park of at least 15 acres, a premium may be added of up to 10%.

(c) *Near rapid transit.*

For an Office-Residential Planned Unit Development that is within 1/8 mile of a rapid transit station facility or interchange, a premium may be added of up to 5%.

(d) *With dedicated recreational and educational sites.*

For an Office-Residential Planned Unit Development that has dedicated public recreational and educational sites, as recommended in the Master Plan, a premium may be added that is equal to the number of dwelling units that would otherwise have been permitted on the land so dedicated.

(e) *With unique design features.*

For an Office-Residential Planned Unit Development that provides unique design features requiring unusually high development costs and achieving an especially attractive and stable development, a premium may be added of up to 5%.

(f) *Open space in certain districts.*

In O-R-2, O-R-3, and O-R-4 Districts, for an Office-Residential Planned Unit Development that provides at grade permanent open space developed for recreational use, terraces, sculptures, reflecting pools, fountains, and similar uses, a premium may be added of a percentage equal to 2 times the percentage of the Planned Unit Development so devoted to permanent open space uses.

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SUBTITLE 4. BUSINESS PLANNED UNIT DEVELOPMENTS

PART I. USE REGULATIONS

§ 9-401. In general.

For an approved Planned Unit Development located in a Business District, the uses allowed are as specified in this Part I, subject to the general provisions of Title 3 {"General Rules"} of this article.

§ 9-402. Uses of underlying district.

(a) Uses specified as permitted in district.

All uses specified as permitted uses in the underlying district are allowed in a Business Planned Unit Development.

(b) Uses specified as conditional in district.

Uses specified as conditional uses in the underlying district are allowed in a Business Planned Unit Development to the extent specifically provided in the approved Development Plan.

§ 9-403. Uses of other Business Districts and of M-1 District.

Uses specified as permitted or conditional uses in other Business Districts and an M-1 District are allowed in a Business Planned Unit Development to the extent specifically provided in the approved Development Plan.

§ 9-404. Uses in Urban Renewal Area.

If the Planned Unit Development is located in an Urban Renewal Area, uses allowed under this subtitle but disallowed by the governing Urban Renewal Plan are allowed in the Planned Unit Development to the extent specifically provided in the approved Development Plan.

§§ 9-405 to 9-406. {Reserved}

PART II. BULK REGULATIONS

§ 9-407. In general.

For an approved Planned Unit Development located in a Business District, the bulk regulation requirements are as specified in this Part II, subject to the general provisions of Title 3 {"General Rules"} of this article.

§ 9-408. Area.

(a) B-1 Districts.

In B-1-1, B-1-2, and B-1-3 Districts, a Planned Unit Development must contain at least 1 acre.

(b) B-2 Districts.

(1) In a B-2-1 District, a Planned Unit Development must contain at least 3 acres.

(2) In B-2-2, B-2-3, and B-2-4 Districts, a Planned Unit Development must contain at least 2 acres.

(c) *B-3 Districts.*

(1) In a B-3-1 District, a Planned Unit Development must contain at least 3 acres.

(2) In B-3-2 and B-3-3 Districts, a Planned Unit Development must contain at least 2 acres.

(d) *B-4 and B-5 Districts.*

In B-4-1, B-4-2, B-5-1, and B-5-2 Districts, a Planned Unit Development must contain at least 2 acres.

§ 9-409. Gross density.

(a) *In general.*

(1) In all Business Districts, dwelling units are computed for purposes of this section as follows:

(i) 1 efficiency unit counts as 0.67 of a dwelling unit; and

(ii) 1 rooming unit counts as 0.5 of a dwelling unit.

(2) The aggregate number of dwellings units in a Business Planned Unit Development may not exceed the following:

<i>District</i>	<i>Dwelling Units per Acre</i>
B-1-1 District	9
B-1-2 District	40
B-1-3 District	79
B-2-1 District	9
B-2-2 District	40
B-2-3 District	79
B-2-4 District	218
B-3-1 District	9
B-3-2 District	40
B-3-3 District	79
B-4-1 District	256
B-4-2 District	363
B-5-1 District	As specifically provided in approved Plan

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B-5-2 District As specifically provided in approved Plan

(b) *Housing for elderly.*

For housing for the elderly, the density regulations established for the underlying district apply.

(c) *Development encompassing 2 or more Business Districts.*

Where 2 or more Business Districts are included in a Planned Unit Development, dwelling units may be located without regard to district boundary lines, as long as the overall density does not exceed the aggregate density allowable for all the districts.

§ 9-410. Gross density premiums.

(a) *In general.*

To the extent specifically provided in the approved Development Plan, the maximum gross densities specified in § 9-409 {"Gross density"} of this subtitle may be increased by up to 25% in accordance with one or more of the following subsections.

(b) *Near park land.*

For a Business Planned Unit Development that is adjacent to a public park of at least 15 acres, a premium may be added of up to 10%.

(c) *Near rapid transit.*

For a Business Planned Unit Development that is within 1/8 mile of a rapid transit station facility or interchange, a premium may be added of up to 5%.

(d) *With dedicated recreational and educational sites.*

For a Business Planned Unit Development that has dedicated public recreational and educational sites, as recommended in the Master Plan, a premium may be added that is equal to the number of dwelling units that would otherwise have been permitted on the land so dedicated.

(e) *With unique design features.*

For a Business Planned Unit Development that provides unique design features requiring unusually high development costs and achieving an especially attractive and stable development, a premium may be added of up to 5%.

(f) *Open space.*

For a Business Planned Unit Development that provides at grade permanent open space developed for recreational use, terraces, sculptures, reflecting pools, fountains, and similar uses, a premium may be added of a percentage equal to 2 times the percentage of the Planned Unit Development so devoted to permanent open space uses.

SUBTITLE 5. INDUSTRIAL PLANNED UNIT DEVELOPMENTS

PART I. USE REGULATIONS

§ 9-501. In general.

For an approved Planned Unit Development located in an Industrial District, the uses allowed are as specified in this Part I, subject to the general provisions of Title 3 {“General Rules”} of this article.

§ 9-502. Uses of underlying district.

(a) *Uses permitted in district.*

All uses specified as permitted uses in the underlying district are allowed in an Industrial Planned Unit Development.

(b) *Uses conditional in district.*

Uses specified as conditional uses in the underlying district are allowed in an Industrial Planned Unit Development to the extent specifically provided in the approved Development Plan.

§ 9-503. Uses of Business Districts and other Industrial Districts.

Uses specified as permitted or conditional uses in Business Districts and in other Industrial Districts are allowed in an Industrial Planned Unit Development to the extent specifically provided in the approved Development Plan.

§ 9-504. Uses in Urban Renewal Area.

If the Planned Unit Development is located in an Urban Renewal Area, uses allowed under this subtitle but disallowed by the governing Urban Renewal Plan are allowed in the Planned Unit Development to the extent specifically provided in the approved Development Plan.

§§ 9-505 to 9-506. {Reserved}

PART II. BULK REGULATIONS

§ 9-507. In general.

For an approved Planned Unit Development located in an Industrial District, the bulk regulation requirements are as specified in this Part II, subject to the general provisions of Title 3 {“General Rules”} of this article.

§ 9-508. Area.

(a) *M-1 Districts.*

(1) In an M-1-1 District, a Planned Unit Development must contain at least 3 acres.

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(2) In M-1-2 and M-1-3 Districts, a Planned Unit Development must contain at least 2 acres.

(b) *M-2 Districts.*

(1) In M-2-1 and M-2-1S Districts, a Planned Unit Development must contain at least 3 acres.

(2) In M-2-2 and M-2-3 Districts, a Planned Unit Development must contain at least 2 acres.

(c) *M-3 Districts.*

In an M-3 District, a Planned Unit Development must contain at least 3 acres.